PROJECT NARRATIVE
University of Saint Joseph
1678 Asylum Avenue
O'Connell Athletic Center
26 July 2019

Description of Proposed Activity

The proposed project includes the construction of a ±24,535 SF footprint, 31,174 SF GFA addition to the existing O'Connell Athletic Center. The project also includes select demolition and reconstruction within the existing O'Connell Athletic Center to accommodate access between the addition and the building to remain. The addition is proposed to the south of the existing building in the general area of the current parking lot, extending east into the existing slope. Adjacent to the building are plaza and landscape areas connecting the athletic center to central campus through an enhanced pedestrian route continuing to the adjacent soccer field, currently about to begin construction. Proposed landscaping, including plantings, hardscape and site furnishings will complement the architectural design and provide a sense of place. All trash and recycling will be conveyed via the existing building to the existing dumpster enclosure to the north of the O'Connell Athletic Center.

Parking is provided west of the proposed building along the access drive. Twenty-eight parking spaces (including two ADA-accessible van spaces) and a bus drop-off/pick-up zone are proposed. Bus and vehicle turnaround is provided north of the existing building. Sporting events hosted at the existing O'Connell Athletic Center are not anticipated to be held concurrently and any required overflow parking for events will be accommodated elsewhere on campus. Additionally, games will be scheduled on nights and weekends, thus not coinciding with the majority of campus classes and activities. After discharging passengers at the drop-off area, buses will turn around, per the truck movement shown on the site plan, and park in one of the large parking lots near the campus' main entrance until it is time to return to pick up passengers. This leaves the drop-off/pick-up area empty outside of active loading and unloading for emergency vehicle access and use.

All new utilities are proposed to the expansion area and new drainage will be installed within the disturbed area to accommodate the new grading design. A proposed swale to the east of the building will help redirect water from the slope around the building. Roof water will be directed to the underground detention system east of the building before discharged to the wetlands. Runoff from the parking and plaza areas will be directed through an oversize pipe. Our attached *Stormwater Management* memo expands on our drainage design and proposed water quality measures. With the proposed measures, runoff from the site area will be less than the existing condition for all storms up to the 100-year design storm. Soil erosion and sediment control measures are designed to be consistent with the CTDEEP *Stormwater and Dewatering Wastewaters from Construction Activities* and are detailed within the attached plan set.

Plaza spaces and courtyards will utilize a combination of light bollards and wall mounted fixtures that safely guide pedestrians through the site. Parking areas will be illuminated by efficient LED area-lighting which promotes pedestrian safety and complies with IESNA lighting guidelines for security. All light fixtures utilized will be full cutoff and dark-sky compliant in order to reduce glare, promote safe circulation throughout the site, and avoid unnecessary ambient light pollution. Plantings, designed to enhance the project are proposed.

Additional details regarding the site engineering and building architecturals can be found within the drawing set. A Site Logistics Plan, prepared by the selected Contractor, has been provided for clarification of construction operations and maintained access to campus facilities impacted by the proposed project.

Wetlands Disturbance

No direct impacts wetlands are proposed for this project, site disturbance is limited to the upland review area. The total limit of disturbance for the project is about three acres. Of this three acres, about 0.27 acres is new, permanent disturbance (sidewalks, parking and access drives) within the upland review area. New impervious areas within the upland review area will be treated for improved water quality before discharging to the wetlands. There is an additional 0.7 acres of temporary disturbance in the upland review area. The majority of this disturbance is related to the soccer field project which is demolishing the existing track. The southern end of the track will be used for contractor parking and a new temporary driveway will be installed to provide access during construction. All temporary disturbance areas will be restored to pervious lawn area after construction. A delineation report prepared by All-Points Technology Corporation is attached further describing the conditions of the existing wetlands.

Alternates Analysis

The current proposed site plan meets the programming needs of the University while respecting the wetlands and residential neighbors to the west of the project area. An initial plan for the project proposed a much larger parking lot, extending north of the wetlands to the berm to be installed the western property line of USJ during the soccer field project construction. However, to reduce impacts within the upland review area and to ease potential concerns of neighbors, the parking was reduced to a double-bay of parking flanking the existing access road. This shift significantly reduced disturbance, impervious area and site lighting near the wetlands and within the upland review area. The project team feels the current plan is the minimum amount of disturbance feasible within the upland review area in order to complete this project.

Attachments

- Special Use Permit Application Form
- Inland Wetlands & Watercourse Agency Application Form
- CTDEEP Reporting Form
- Abutters List
- *Additions and Alterations to the O'Connell Athletic Center, IWWA & Special Permit Submission*, prepared by JCJ Architecture and Langan, dated 07/26/2019
- *Site Logistics Plan*, prepared by O&G, dated July 18, 2019 Revised
- Stormwater Management Memo, prepared by Langan, dated 26 July 2019
- *Wetland Inspection*, prepared by All-Points Technology Corporation, dated November 30, 2017
- Flash Drive with electronic copies of all submitted materials